

AFTER RECORDIN RETURN TO:

Mississippi Real Estate Closings, LLC
204 1240 Goodman Road Ste 3
Southaven, MS 38671
662-349-1818

Prepared By:
M. Reid Stanford, Esq.
307 West Main Street
Tupelo, MS 38804
Phone: 662.791.7878
MS Bar No.: 10,011

Hawks Construction & Development, Inc.
TO
Wayne D. Fowlkes and wife, Susan J. Fowlkes

GRANTOR(S)

GRANTEE(S)

STATE OF MISSISSIPPI

COUNTY OF DESOTO

WARRANTY DEED

For and in consideration of the sum of ten and No/100 dollars (\$10.00) and other good and valuable consideration, the receipt, sufficiency and adequacy of which is hereby acknowledged, I, the undersigned, **Hawks Construction & Development, Inc. GRANTOR(S)**, do hereby grant, bargain, sell, convey and warrant unto **Wayne D. Fowlkes and Susan J. Fowlkes GRANTEE(S), husband and wife, as tenants by the entirety with full rights of survivorship and not as tenants in common**, the following described property located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

INDEXING INSTRUCTIONS: Lot 16, Section A, Shelburne Estates Subdivision, in Section 21, Township 1 South, Range 7 West, DeSoto County, Mississippi

Lot 16, Section A, Shelburne Estates Subdivision, in Section 21, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 76, Page 44, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed by Warranty Deed to Hawks Construction & Development, Inc. dated April 2, 2009 and filed for record in Book 607, Page 414 in the office of the Chancery Clerk of DeSoto County, Mississippi

Said legal description intended to describe the same property described in Deed Book 76, at Page 44, on file in the Chancery Clerk's office of DeSoto County, Mississippi.

Grantee's
Grantor's Address:

8124 Inverness Cove
Southaven, MS 38672

Ph: 417-368-5928 N/A

Grantor's
Grantee's Address:

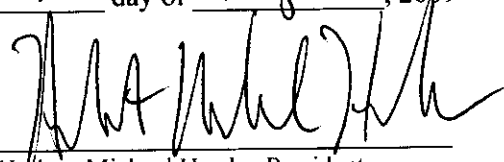
325 Loshier St
Memphis MS 38132

Ph: 662 429 3334

There is expected from the warranty hereof and this conveyance is made subject to the following:

1. All taxes becoming a lien on the above described property on and after January 1, 2009. It is agreed and understood that the taxes for the current year have been prorated as of the date of this conveyance on an estimated basis, and when said taxes are actually determined, if the proration as of date of this conveyance is incorrect, then the parties hereto agree to settle with, recompense and reimburse on demand the party to whom any deficit is owed based upon an actually proration.
2. All existing easements, grants or rights-of-way for public roads and for public roads and for electric, telephone, telegraph, gas, water or similar utility purposes;
3. Any and all oil, gas and mineral leases on subject property;
4. County Zoning and Subdivision Regulations Ordinances, as amended;
5. Protective Covenants recorded in the office of the Chancery Clerk of DeSoto County, Mississippi.

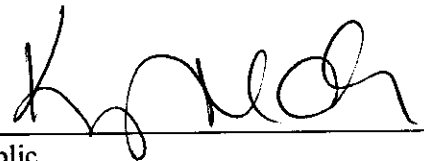
Witness the signature of the Grantor on this the 18 day of August, 2009


 Herbert Michael Hawks, President
 Hawks Construction & Development, Inc.

STATE OF MISSISSIPPI
 COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named Herbert Michael Hawks, who acknowledged that he is President of Hawks Construction & Development, Inc., a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 18 day of August, 2009.


 Notary Public

(SEAL)

My Commission Expires

